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### 5 Bedroom House for Sale in Protaras, Famagusta District

A stunning beachfront villa overlooking at the endless blue waters of Protaras, Famagusta.



This outstanding two-storey property is situated at Fireman's beach area in Kapparis, Protaras, within the prestigious residential complex and within walking distance to Kennedy avenue where all amenities and services are located, such as restaurants, bars, supermarkets, bakeries, pharmacies etc.

The villa is situated at the frontline of the complex and is divided in two floors.

The ground floor consists of an open plan living, dining and kitchen area with direct access to the pool & veranda area, a guest toilet, and a bedroom. The 1st floor consists of 4 bedrooms, of ...

Property Info		Plot / Area Info		Additional info	
Covered Area Energy Efficiency Air Conditioning	256 N/A No	Plot area Pool Parking	955 Yes No	Reference Number Property type Condition Bathrooms	54647 House Pre-Owned 4
Amenities	Location				
• Pool	Location: Protaras Coordinates: 35.0570512	Region: Famagusta 20367 / 34.008650328294			
May 10, 2025			1/6		https://index.cy/sale/6020116



#### Price: €1 825 000 + VAT

VAT for this property is €197,043 or €346,750. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Excluded	Title transfer fee Price per SQM	~€69 600.00 €7 129.00/m²	Common expenses	None

#### **Representative: NCH Real Estate**

Registration number	1146	Email	info@nchrealestate.com
License number	571/E	Legal name	N/A

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### **Price change history**

€1 825 000 on Jan 22, 2025

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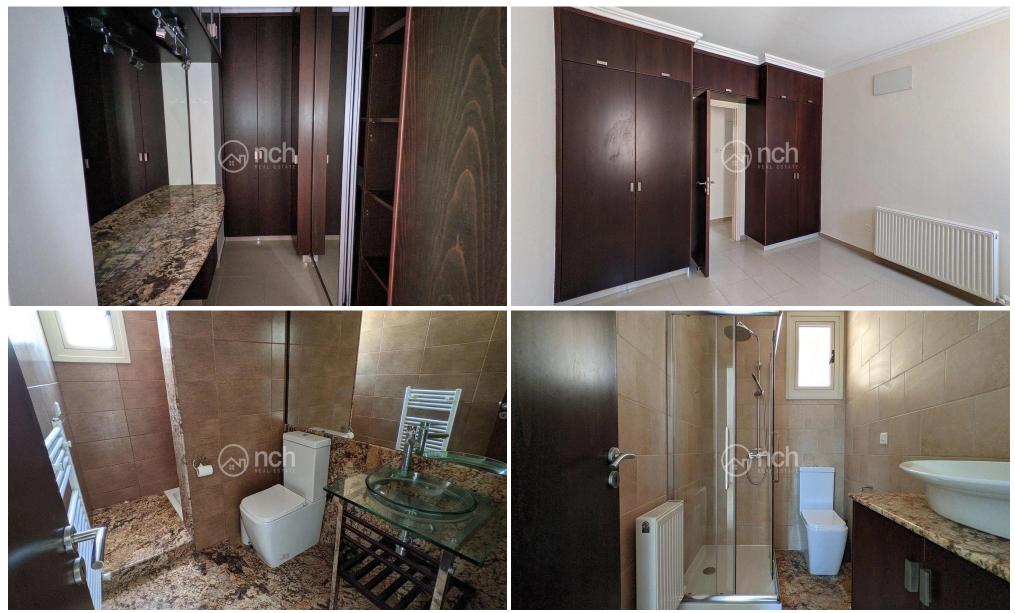
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